

## \$299,900 - 5025 49 Street, Calmar

MLS® #E4454522

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Looking for a wonderful 3 bedroom home??? LOOK NO MORE this cute and cozy 1 1/2 story house has a nice size living room, kitchen, bathroom and bedroom on the main floor. The upstairs boast two more bedrooms that are also spacious and very cozy. The huge back yard is great for entertaining and is very well maintained with a single detached garage and lots of room for RV parking. Just steps away from Calmar Secondary School, this home includes several upgrades including a new electric hot water heater, newer high efficiency furnace, fence and a large deck. Great for a young family or those looking for their first home!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454522               |
| Price          | \$299,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,003                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                   |
|--------|-------------------|
| Style  | 1 and Half Storey |
| Status | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5025 49 Street |
| Area        | Calmar         |
| Subdivision | Calmar         |
| City        | Calmar         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Electric, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                                    |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2                                                             |
| Has Basement | Yes                                                           |
| Basement     | Full, Unfinished                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 92           |

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